

UNOFFICIAL COPY



QUIT CLAIM DEED

Doc# 2326534023 Fee \$98.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2023 12:05 PM PG: 1 OF 3

GRANTOR, JOHN E. DOBIAS, and RENEE H. DOBIAS, husband and wife of Burr Ridge, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to

Westmore Management, LLC 1215 Westchester
an - IL Limited Liability Co of 7972 Shag Bark Lane, Burr Ridge, IL 60527 the following described Real Estate situated in the County of Cook, State of Illinois,

Lots 448 and 449 and West 1/2 of the vacated Alley East of and adjacent to said Lots, in George F. Nixon and Company's Terminal Addition to Westchester, in the North West 1/4 of the North East 1/4 and the North East 1/4 of the North West 1/4 (except the Right of Way of the Chicago Madison and Northern Railroad and Illinois Central Railroad) of Section 21-39-13 East of the Third Principal Meridian, in Cook County, Illinois

Property Address: 1215 Westchester Boulevard, Westchester, Illinois 60154

PIN: 15 21 102 017 0000 and 15 21 102 018 0000

In Witness Whereof, said Grantor, John E. Dobias and Renee H. Dobias have executed this Deed in Trust, this 12th day of April, 2023.

By: [Signature]
John E. Dobias

By: [Signature]
Renee H. Dobias

Exempt under provisions of Paragraph (e),
Section 4, First Estate Transfer Tax Act.

9/19/23 [Signature]
Date Buyer, Seller or Representative

STATE OF ILLINOIS
COUNTY OF Cook

I, THE UNDERSIGNED, A Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John E. Dobias and Renee H. Dobias appeared before me this day in

UNOFFICIAL COPY

person, and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal this 12th day of April, 2023.



Noreen A Costelloe
NOTARY PUBLIC

Prepared by: Noreen Costelloe, Esq., 1333 Burr Ridge Parkway #200, Burr Ridge, IL 60527
Mail to: Noreen Costelloe 1333 Burr Ridge Parkway, #200, Burr Ridge, IL 60527
Send Subsequent Tax Bills To: John Dobias 7972 Shag Bark Lane Burr Ridge, IL 60527

REAL ESTATE TRANSFER TAX

22-Sep-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-21-102-017-0000

|20230601639505 | 1-433-402-832

TRANSFER STAMP

Certification of Compliance

Village of Westchester, Illinois

*agm
9/20/23*

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 4 | 12 | 2023

SIGNATURE: *Robert A. Costello*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: RITA FARRELL MAYER

By the said (Name of Grantor): JOHN E DOBIAS

On this date of: 4 | 12 | 2023

NOTARY SIGNATURE: *Rita Farrell Mayer*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 4 | 12 | 2023

SIGNATURE: *Robert A. Costello*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

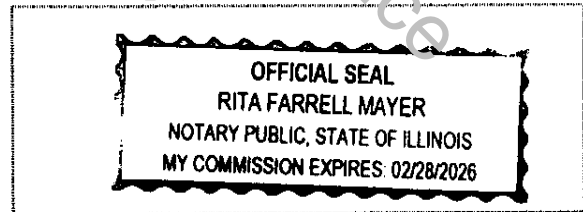
Subscribed and sworn to before me, Name of Notary Public: RITA FARRELL MAYER

By the said (Name of Grantee): WESTMORE MANAGEMENT LLC 1215 WESTCHESTER

On this date of: 4 | 12 | 2023

NOTARY SIGNATURE: *Rita Farrell Mayer*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)